

# **ENERGY STAR® Application for Certification**

84

ENERGY STAR ® Score<sup>1</sup>

### 501 Boylston

Registry Name: 501 Boylston Street

Property Type: Office

Gross Floor Area (ft2): 682,117

**Built: 1940** 

For Year Ending: 07/31/2016<sup>2</sup>

Date Application Becomes Ineligible: 11/28/2016

- 1. The ENERGY STAR Score is based on total source energy. A score of 75 is the minimum to be eligible for the ENERGY STAR.
- 2. Applications must be submitted to EPA within 120 days of the Year Ending Date. The award is not final until approval is received from EPA.



Please use the <u>Licensed Professional's Guide to the ENERGY STAR</u> ® for Commercial <u>Buildings</u> for reference in completing this checklist (http://www.energystar.gov/lpguide).

## **Property & Contact Information**

Property Address 501 Boylston Street 501 Boylston Street Boston, Massachusetts 02116

Property ID: 1188339 Boston Energy Reporting ID: 0501296002 0501296004 0501296006 Property Owner TIAA-CREF 501 Boylston Street Boston, MA 02116 (617) 247-3676 Primary Contact
Christopher Davidson
6 Union Street
Natick, MA 01760
508-647-9200
cdavidson@engsolutions.com

## 1. Review of Whole Property Characteristics

Basic Property Information			
<ol> <li>Property Name for Registry: 501 Boylston Street</li> <li>Is this the official name to be displayed in the Registry of ENERGY STAR Certified Buildings and Plants?</li> </ol>	Yes	□No	
If "No", please specify:  2) Property Type: Office Is this an accurate description of the primary use of this property?	Yes	□No	

3) Location: 501 Boylston Street Boston, Massachusetts 02116 Is this correct and complete?	Yes	□No
4) Gross Floor Area: 682,117 ft² Does this represent the entire property? (i.e., no part of the building/property was excluded/subtracted from the total) If "no" please specify what space has been excluded.	Yes	□No
<ul> <li>5) Average Occupancy: (b) (4) Is this occupancy accurate for the entire 12 month period being assessed?</li> <li>6) Number of Buildings: 1</li> </ul>	√Yes √Yes	□ No
Does this number accurately represent all structures?  Notes:		
Indoor Environmental Standards		
Indoor Environmental Standards  1) Ventilation for Acceptable Indoor Air Quality  Does this property meet the minimum ventilation rates according to ANSI/ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality?	Yes	□No
Ventilation for Acceptable Indoor Air Quality  Does this property meet the minimum ventilation rates according to ANSI/ASHRAE	√ Yes √ Yes	□ No
<ol> <li>Ventilation for Acceptable Indoor Air Quality         Does this property meet the minimum ventilation rates according to ANSI/ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality?     </li> <li>Acceptable Thermal Environmental Conditions         Does this property meet acceptable thermal environmental conditions according to     </li> </ol>		
<ol> <li>Ventilation for Acceptable Indoor Air Quality         Does this property meet the minimum ventilation rates according to ANSI/ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality?     </li> <li>Acceptable Thermal Environmental Conditions         Does this property meet acceptable thermal environmental conditions according to ANSI/ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy?     </li> <li>Adequate Illumination         Does this property meet the minimum illumination levels as recommended by the     </li> </ol>	Yes	□No

## 2. Review of Property Use Details

Parking: Parking Garage Space		
This Use Detail is used to calculate the 1-100 ENERGY STAR Score.		
↑ 1) Open Parking Lot Size: 0 ft²  Is this the total area that is lit and used for parking vehicles? Open Parking Lot Size refers specifically to open area, which may include small shading covers but does not include any full structures with roofs. Parking lot size may include the area of parking spots, lanes, and driveways.	Yes	□No
2) Partially Enclosed Parking Garage Size: 0 ft²		1
Is this the total area of parking structures that are partially enclosed? This includes parking garages where each level is covered at the top, but the walls are partially or fully open.	Yes	□No
<b>☆ 3) Completely Enclosed Parking Garage Size:</b> 44,886 ft²		
Is this the total area of parking structures that are completely enclosed on all four sides and have a roof? This includes underground parking or fully enclosed parking on the first few stories of a building.	Yes	□No
常 4) Supplemental Heating: No		минимучения
Does the parking garage have a heating system to pre-heat ventilation air and/or maintain a minimum temperature during winter months?	Yes	√No
Notes:		
		одиналогичний
		***************************************
Swimming Pool: Pool Space		
This Use Detail is used to calculate the 1-100 ENERGY STAR Score.		
1) Approximate Pool Size: Short Course (25 yards x 20 yards)		
Is this the approximate size of either indoor or outdoor swimming pools? Many pools have unique/nonstandard shapes. You should select the size that is closest to the pool's size.	Yes	□No

2) Location of Pool: Indoor
Is this the location of the pool?

Notes:	_ =		
	#04 TEX (\$100 CE)		
	***		
Retail Store: (b) (4)			
This Use Detail is used to calculate the 1-100 ENERGY STAR Score.	1945 - 100000 - 10000000000000		NAC TRANSPORTED AND
1) Gross Floor Area: 6,802			
Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house	Yes	□No	
pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area.			AAA41111111111111111111111111111111111
In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.			жала со сустанови (ж. с.
2) Weekly Operating Hours:			Annahona
Is this the total number of hours per week that the property is open to the public?	Yes	□No	
	/_ res	Пио	
3) Number of Workers on Main Shift: 101(4)			***************************************
Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.	Yes	∏No	ван у д- ден да д- да на вез д- до ден да д-
4) Number of Computers:			
Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.	☑ Yes	□No	Advanta (A) A Control (A) A Co
★ 5) Number of Cash Registers: (5) (4)			
Is this the total number cash registers? Cash registers are defined as physical machines that are used primarily for conducting transactions and indicating to customers the amounts of individual sales; they record and total receipts, may automatically calculate the change due, and often include a money drawer from which to make change.	☑ Yes	□No	
Handheld point of sale devices should not be included.			eA warmin to A we do war w A A
🎓 6) Number of Open or Closed Refrigeration/Freezer Units: ( ) (4)			***************************************
	Yes	☐ No	A VANAGA NA

Is this the count of open or closed cases that are used for the sale or storage of perishable goods? This includes display-type refrigerated open or closed cases and cabinets as well as display-type freezer units typically found on a sales floor. Each case or cabinet section, typically 4 to 12 feet in length, should be considered 1 unit. Include those cases located inside and immediately adjacent to the building. These units may be portable or permanent, and may have doors, plastic strips, or other flexible cover. This count should not include vending machines.		
		ē.
Is this the total count of walk-in units at the property? Walk-in Refrigeration/Freezers are typically very large units located in storage areas or commercial kitchens that would not be accessible to all building occupants. This count should only include large storage units that a person actually walks into in order to store or retrieve perishable goods.	Yes	□No
** 8) Single Store: 100% Yes		
Is this property a single store?	Yes	□No
* 9) Exterior Entrance to the Public: 100% Yes		
Does the property have an exterior entrance through which customers enter from the outside? This should be marked as No if patrons must enter through an interior entrance, such as from within a mall or an atrium in a mixed use establishment.	Yes	No
10) Percent That Can Be Heated: (b) (4)		аналалана мулума
Is this the total percentage of the property that can be heated by mechanical equipment?	Yes	□No
★ 11) Percent That Can Be Cooled: (5) (4)		остопности
Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.	Yes	No
Notes:		
Retail Store: (b) (4)  This Use Detail is used to calculate the 1-100 ENERGY STAR Score.		
★ 1) Gross Floor Area: 7,100		The second secon
Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher	Yes	□No

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levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.			
🖈 2) Weekly Operating Hours: (5) (4)			and the second second
Is this the total number of hours per week that the property is open to the public?	Yes	□No	
常 3) Number of Workers on Main Shift: (b) (4)			and the same terms and
Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.	Yes	□No	
常 4) Number of Computers: □□□□			Section of the sectio
Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.	Yes	No	
★ 5) Number of Cash Registers:			an out-year year year year year year year year
Is this the total number cash registers? Cash registers are defined as physical machines that are used primarily for conducting transactions and indicating to customers the amounts of individual sales; they record and total receipts, may automatically calculate the change due, and often include a money drawer from which to make change. Handheld point of sale devices should not be included.	∑ Yes	No	
★ 6) Number of Open or Closed Refrigeration/Freezer Units:			
Is this the count of open or closed cases that are used for the sale or storage of perishable goods? This includes display-type refrigerated open or closed cases and cabinets as well as display-type freezer units typically found on a sales floor. Each case or cabinet section, typically 4 to 12 feet in length, should be considered 1 unit. Include those cases located inside and immediately adjacent to the building. These units may be portable or permanent, and may have doors, plastic strips, or other flexible cover. This count should not include vending machines.	Yes	□No	
			Available Availa
Is this the total count of walk-in units at the property? Walk-in Refrigeration/Freezers are typically very large units located in storage areas or commercial kitchens that would not be accessible to all building occupants. This count should only include large storage units that a person actually walks into in order to store or retrieve perishable goods.	Yes	□No	
*8) Single Store: 100% Yes			
Is this property a single store?	Yes	No	
			anapana pananapana
Does the property have an exterior entrance through which customers enter from the outside? This should be marked as No if patrons must enter through an interior entrance, such as from within a mall or an atrium in a mixed use establishment.	Yes	□No	
★ 10) Percent That Can Be Heated: (b) (4)			Aby Account was the state of th
Is this the total percentage of the property that can be heated by mechanical equipment?	Yes	No	de la creditada de de desenventada de la desenventada de la desenventada de la dela del de la del de la del

11) Perc	ent That Can Be Cooled:	)) (4)		
		rty that can be cooled by mechanical equipment? entral air to individual window units.	Yes	□No
Notes:				\$ 00
Office: Off	ice Space			
This Use Det	tail is used to calculate the 1-100 El	NERGY STAR Score.		
1) Gross	Floor Area: 485,982			
Is this the enclosin such as: restroom Floor Ampipes an all area in the cabase levels. Tor exteri	ne total size, as measured between grixed walls of the building(s)? coccupied tenant areas, commons, elevator shafts, mechanical ear should not include interstitial and ventilation. Gross Floor Area inside the building(s). Leasable as where there is an atrium, you will only. Do not increase the size the Gross Floor Area should not or loading docks and driveways. This use detail was changed due presents a time-weighted avertage.	een the principal exterior surfaces of the This includes all areas inside the building(s) on areas, meeting areas, break rooms, equipment areas, and storage rooms. Gross I plenum space between floors, which may house is not the same as rentable, but rather includes space would be a sub-set of Gross Floor Area. But should count the Gross Floor Area at the eto accommodate open atrium space at higher at include any exterior spaces such as balconies as.  Fing the year ending 07/31/2016. The value area of the values over this timeframe. The etchanges resulting in the value displayed above:	Yes	□No
	Timeframe	Value		
	08/01/2015 - 03/13/2016	476,935 ft²		
	03/14/2016 – 07/31/2016	500,587 ft²		
Is this the of the er shutting staff, or year, use 3) Numb	mployees? It does not include h down, or when property is occu- other support personnel. For pre- e the schedule most often follow er of Workers on Main Shi the total number of workers present workers, but rather a count of workers.	(1.) (4.)		□ No

	his use detail was changed during the year ending 07/31/2016. The value presents a time-weighted average of the values over this timeframe. The	***************************************	
	table outlines the history of the changes resulting in the value displayed above:		
	Timeframe Value		
	08/01/2015 – 03/13/2016 <b>(b) (4)</b>		
	03/14/2016 – 04/30/2016		
	05/01/2016 - 07/31/2016		
	03/01/2010 - 07/31/2010		
(4) Numb	er of Computers: (b) (4)		
Is this the number equipme	e total number of computers, laptops, and data servers at the property? This should not include tablet computers, such as iPads, or any other types of office nt.	Yes	□No
above re	This use detail was changed during the year ending 07/31/2016. The value presents a time-weighted average of the values over this timeframe. The table outlines the history of the changes resulting in the value displayed above:		
	Timeframe Value		
	08/01/2015 – 04/30/2016 (b) (4)		
	05/01/2016 – 07/31/2016		
	e total percentage of the property that can be cooled by mechanical equipment? udes all types of cooling from central air to individual window units.	Yes	No
otes:			
, <mark>/</mark>			
The state of the s	all is used to calculate the 1-100 ENERGY STAR Score.		
This Use Det			

base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.		-	
☆ 2) Weekly Operating Hours:			and and an artist of the second of the secon
Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.	☑ Yes	□No	assum of a hash as a 100 of the seat of a state of a st
🖈 3) Number of Workers on Main Shift:			- And continuous of the Contin
Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.	Yes	□No	AMARA AMARANA
★4) Number of Computers (b) (4)			may a series of the series of
Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.	Yes	No	ARA YAZIRIYA DAMAHAN YAZIRIYA YAZIRIYA YAZIRIYA
★ 5) Percent That Can Be Heated:			
Is this the total percentage of the property that can be heated by mechanical equipment?	Yes	□No	umum varianda varian
常 6) Percent That Can Be Cooled: (5) (4)	•		A CANADA CANADA CA
Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.	Yes	□No	Accessing the Assessment of As
Notes:			
			100 A
			A A A A A A A A A A A A A A A A A A A
Office: (b) (4)			
This Use Detail is used to calculate the 1-100 ENERGY STAR Score.			
1) Gross Floor Area: 0			depayment quinted as
Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes	Yes	□No	

all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.			
🛊 2) Weekly Operating Hours:			a en extrementation of the control o
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(a) Number of Workers on Main Shift: (b) (4)			
Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.	Yes	□No	
★ 4) Number of Computers:			
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\$ 5) Percent That Can Be Heated			
Is this the total percentage of the property that can be heated by mechanical equipment?	Yes	□No	
★ 6) Percent That Can Be Cooled:			
Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.	Yes	No	consideránsisma vácepassis oprioritanos
Notes:			
			000000000000000000000000000000000000000
Office: (b) (4)  This Use Detail is used to calculate the 1-100 ENERGY STAR Score.			
↑ 1) Gross Floor Area: 924			
Is this the total size, as measured between the principal exterior surfaces of the	☑ Yes	□No	me a common
enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross	₩ 169		

Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.		
2) Weekly Operating Hours: (6) (4)		
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★ 3) Number of Workers on Main Shift:		Administration and an administration and administration administration and administration
Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.	Yes	. □ No
★ 4) Number of Computers:(b) (4)		
Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.	Yes	□No
≈ 5) Percent That Can Be Heated: (6) (4)		
Is this the total percentage of the property that can be heated by mechanical equipment?	Yes	No
★ 6) Percent That Can Be Cooled: (4)		Anna Anna anna anna anna anna anna anna
Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.	Yes	No
Notes:		The second secon
		***************************************
		Constitution
Office: (b) (4)		
This Use Detail is used to calculate the 1-100 ENERGY STAR Score.		
1) Gross Floor Area: 1,598		the continuous of the continuo
Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s)	Yes	No

such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.			
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1 Number of Workers on Main Shift: 1010			
Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.	Yes	No	
(a) Number of Computers: (b) (4)			
Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.	Yes	□No	
Is this the total percentage of the property that can be heated by mechanical equipment?	Yes	□No	
6) Percent That Can Be Cooled: (b) (4)			
Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.	Yes	No	
Notes:			
•			

Other: (b) (1)

This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

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1) Gross Floor Area: 2,666		
Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.	Yes	No
Notes:		
This Use Detail is used to calculate the 1-100 ENERGY STAR Score.  1) Gross Floor Area: 1,264		
Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.	Yes	□No
		)000070108000000000000000000000000000000
Votes:		
Notes:		

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This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

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enclosing such as restroom Floor A pipes a all area In the consequences.	ng fixed walls of the building(s)? s: occupied tenant areas, comm ms, elevator shafts, mechanical rea should not include interstitiand and ventilation. Gross Floor Area inside the building(s). Leasable ase where there is an atrium, yould only. Do not increase the size	reen the principal exterior surfaces of the P This includes all areas inside the building(s) on areas, meeting areas, break rooms, equipment areas, and storage rooms. Gross all plenum space between floors, which may house a is not the same as rentable, but rather includes a space would be a sub-set of Gross Floor Area. Ou should count the Gross Floor Area at the ze to accommodate open atrium space at higher of include any exterior spaces such as balconies s.	Yes	□No
otes:				
-				
-				
				100.00
office: (b	o) (4)			
	o) (4) stall is used to calculate the 1-100 E	NERGY STAR Score.		
This Use De	etail is used to calculate the 1-100 E	NERGY STAR Score.		
This Use De	s Floor Area: 44,114 he total size, as measured betw	reen the principal exterior surfaces of the	<b>☑</b> Yes	□No
Is this to enclosing such as restroor A pipes a all area In the cobase le levels. To extern the cobase le levels or extern the cobase le levels or extern the cobase le levels.	s Floor Area: 44,114 the total size, as measured between fixed walls of the building(s) coccupied tenant areas, community, elevator shafts, mechanical rea should not include interstition of ventilation. Gross Floor Area inside the building(s). Leasable ase where there is an atrium, you only. Do not increase the size The Gross Floor Area should not include interstition of the community of the size of the community of the Gross Floor Area should not increase the size of the Gross Floor Area should not incr	reen the principal exterior surfaces of the P This includes all areas inside the building(s) on areas, meeting areas, break rooms, equipment areas, and storage rooms. Gross all plenum space between floors, which may house a is not the same as rentable, but rather includes a space would be a sub-set of Gross Floor Area. Ou should count the Gross Floor Area at the ze to accommodate open atrium space at higher of include any exterior spaces such as balconies	<b>☑</b> Yes	□No
1) Gros  Is this the enclosing such as restroor Floor A pipes a all area in the cobase lelevels. or external to the enclosing such as the enclosing such as the enclosion of the	s Floor Area: 44,114 he total size, as measured between the size, as the size of the	reen the principal exterior surfaces of the P This includes all areas inside the building(s) on areas, meeting areas, break rooms, equipment areas, and storage rooms. Gross all plenum space between floors, which may house a is not the same as rentable, but rather includes a space would be a sub-set of Gross Floor Area. Ou should count the Gross Floor Area at the ze to accommodate open atrium space at higher of include any exterior spaces such as balconies s.  The principal exterior surfaces of the value rage of the values over this timeframe. The te changes resulting in the value displayed above:	Yes	□No
1) Gros  Is this the enclosing such as restroor Apipes a all area In the cobase lelevels. or externabove in above in the cobase less.	s Floor Area: 44,114 he total size, as measured betwing fixed walls of the building(s) coccupied tenant areas, comming, elevator shafts, mechanical rea should not include interstition of ventilation. Gross Floor Area inside the building(s). Leasable ase where there is an atrium, yould only. Do not increase the size The Gross Floor Area should not increase the size of the committee of the commit	reen the principal exterior surfaces of the P This includes all areas inside the building(s) on areas, meeting areas, break rooms, equipment areas, and storage rooms. Gross all plenum space between floors, which may house a is not the same as rentable, but rather includes a space would be a sub-set of Gross Floor Area. Ou should count the Gross Floor Area at the ze to accommodate open atrium space at higher of include any exterior spaces such as balconies include any exterior spaces such as balconies areas of the values over this timeframe. The rechanges resulting in the value displayed above:	☑ Yes	No
This Use De  1) Gros  Is this the enclosing such as restroor Apipes a all area In the cobase lelevels. or externabove in the cobase lesson externable exte	s Floor Area: 44,114 he total size, as measured between the size, as the size of the	reen the principal exterior surfaces of the P This includes all areas inside the building(s) on areas, meeting areas, break rooms, equipment areas, and storage rooms. Gross all plenum space between floors, which may house a is not the same as rentable, but rather includes a space would be a sub-set of Gross Floor Area. Ou should count the Gross Floor Area at the ze to accommodate open atrium space at higher of include any exterior spaces such as balconies s.  The principal exterior surfaces of the value rage of the values over this timeframe. The te changes resulting in the value displayed above:	Yes	□No

staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.		
☆ 3) Number of Workers on Main Shift: (b) (4)		distribution of the second sec
Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.	Yes	No
常 4) Number of Computers: (b) (4)		
Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.	Yes	□No
★ 5) Percent That Can Be Heated: (b) (4)		A construction of the cons
Is this the total percentage of the property that can be heated by mechanical equipment?	Yes	□No
☆ 6) Percent That Can Be Cooled: (6) (4)		
Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.	☑ Yes	□No
Notes:		
		Manager African and African an
		and the state of t
		***************************************
		***************************************
Other: (5) (4)		
This Use Detail is used to calculate the 1-100 ENERGY STAR Score.		
☆ 1) Gross Floor Area: 4,200		acceptance of the contract of
Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.	Yes	□No
		**

Notes:			
			and common and an
Retail Store: (b) (4)			
This Use Detail is used to calculate the 1-100 ENERGY STAR Score.			
★ 1) Gross Floor Area: 38,425			
Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes	Yes	□No	
all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.			Andreas Andrea
☆ 2) Weekly Operating Hours: <sup>(b) (4)</sup>			
Is this the total number of hours per week that the property is open to the public?	Yes	□No	A CONTRACTOR OF THE CONTRACTOR
☆ 3) Number of Workers on Main Shift: (b) (4)			
Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include	Yes	□No	
employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.			
Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.	✓ Yes	No	
☆ 5) Number of Cash Registers: (0) (4)			
Is this the total number cash registers? Cash registers are defined as physical machines that are used primarily for conducting transactions and indicating to customers the amounts of individual sales; they record and total receipts, may automatically calculate the change due, and often include a money drawer from which to make change. Handheld point of sale devices should not be included.	Yes	□No	
♠ 6) Number of Open or Closed Refrigeration/Freezer Units: (a) (b) (d)			
	7 Yes	□No	

Is this the count of open or closed cases that are used for the sale or storage of perishable goods? This includes display-type refrigerated open or closed cases and cabinets as well as display-type freezer units typically found on a sales floor. Each case or cabinet section, typically 4 to 12 feet in length, should be considered 1 unit. Include those cases located inside and immediately adjacent to the building. These units may be portable or permanent, and may have doors, plastic strips, or other flexible cover. This count should not include vending machines.			
			2000
Is this the total count of walk-in units at the property? Walk-in Refrigeration/Freezers are typically very large units located in storage areas or commercial kitchens that would not be accessible to all building occupants. This count should only include large storage units that a person actually walks into in order to store or retrieve perishable goods.	<u></u> Yes	□No	
*8) Single Store: 100% Yes			A CARROLL AND A
Is this property a single store?	Yes	No	A PARTITION AND A PARTITION AN
常 9) Exterior Entrance to the Public: 100% Yes			CARLORINA NA N
Does the property have an exterior entrance through which customers enter from the outside? This should be marked as No if patrons must enter through an interior entrance, such as from within a mall or an atrium in a mixed use establishment.	<b>∑</b> Yes	□No	
10) Percent That Can Be Heated: (b) (4)			A STATE OF THE STA
Is this the total percentage of the property that can be heated by mechanical equipment?	/ Yes	No	And and an
11) Percent That Can Be Cooled: (b) (4)			A A A A A A A A A A A A A A A A A A A
Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.	✓ Yes	□No	in PACACATA AND AND AND AND AND AND AND AND AND AN
Notes:			
Retail Store: (b) (4)  This Use Detail is used to calculate the 1-100 ENERGY STAR Score.			www
1) Gross Floor Area: 47,191			A CONTRACTOR OF THE CONTRACTOR
Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher	Yes	□No	та дуула ана на на на дуула да сана ученија до за населенија да на населенија да на на на на на на на на на на На на

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levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.			
2) Weekly Operating Hours: (b) (4)			Accessoration
Is this the total number of hours per week that the property is open to the public?	Yes	□No	***************************************
(a) Number of Workers on Main Shift:			***************************************
Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.	Yes	□No	
★ 4) Number of Computers: (b) (4)			***************************************
Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.	Yes	□No	Andready Advantage Advantage (Advantage (Adv
★ 5) Number of Cash Registers:			4444
Is this the total number cash registers? Cash registers are defined as physical machines that are used primarily for conducting transactions and indicating to customers the amounts of individual sales; they record and total receipts, may automatically calculate the change due, and often include a money drawer from which to make change. Handheld point of sale devices should not be included.	☑ Yes	□No	
			***************************************
Is this the count of open or closed cases that are used for the sale or storage of perishable goods? This includes display-type refrigerated open or closed cases and cabinets as well as display-type freezer units typically found on a sales floor. Each case or cabinet section, typically 4 to 12 feet in length, should be considered 1 unit. Include those cases located inside and immediately adjacent to the building. These units may be portable or permanent, and may have doors, plastic strips, or other flexible cover. This count should not include vending machines.	☑ Yes	∏No	равительня выполня вып
7) Number of Walk-in Refrigeration/Freezer Units: (b) (4)	a		de de la companya de
Is this the total count of walk-in units at the property? Walk-in Refrigeration/Freezers are typically very large units located in storage areas or commercial kitchens that would not be accessible to all building occupants. This count should only include large storage units that a person actually walks into in order to store or retrieve perishable goods.	Yes	□No	
* 8) Single Store: 100% Yes			
Is this property a single store?	Yes	No	
9) Exterior Entrance to the Public: 100% Yes			and the second
Does the property have an exterior entrance through which customers enter from the outside? This should be marked as No if patrons must enter through an interior entrance, such as from within a mall or an atrium in a mixed use establishment.	Yes	□No	Adolesca de Colonia de Autoria con construir de Colonia
10) Percent That Can Be Heated: (5) (4)			
Is this the total percentage of the property that can be heated by mechanical equipment?	Yes	No	0000

(6) (/)		
11) Percent That Can Be Cooled:		
Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.	Yes	No
Notes:		***************************************
Bank Branch: (b) (4)		
This Use Detail is used to calculate the 1-100 ENERGY STAR Score.		
1) Gross Floor Area: 5,943		
Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable space, but rather includes all area inside the building(s). Rentable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.	Yes	□No
☆ 2) Weekly Operating Hours: (b) (4)		
Is this the total number of hours per week that the bank branch is open to the public?	Yes	□No
☆ 3) Number of Workers on Main Shift: (6) (4)	1	
Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.	Yes	□No
☆ 4) Number of Computers: (b) (4)		
Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.	Yes	□No
Is this the total percentage of the property that can be heated by mechanical equipment?	Yes	□No

Is this the total per This includes all				nent?	Yes	No	
Notes:							

## 3. Review of Energy Consumption

Data Overview			
Site Energy Use Summary		National Median Comparison	
Electric - Grid (kBtu)	(b) (4)	National Median Site EUI (kBtu/ft²)	133.9
Natural Gas (kBtu)		National Median Source EUI (kBtu/ft²)	286.1
Total Energy (kBtu)	57,374,050.4	% Diff from National Median Source EUI	-37.2%
Energy Intensity			
Site (kBtu/ft²)	84.1	Emissions (based on site energy use)	
Source (kBtu/ft²)	179.7	Greenhouse Gas Emissions (Metric Tons CO2e)	4,349
		Power Generation Plant or Distribution NSTAR Co [Eversource Energy]	Utility:

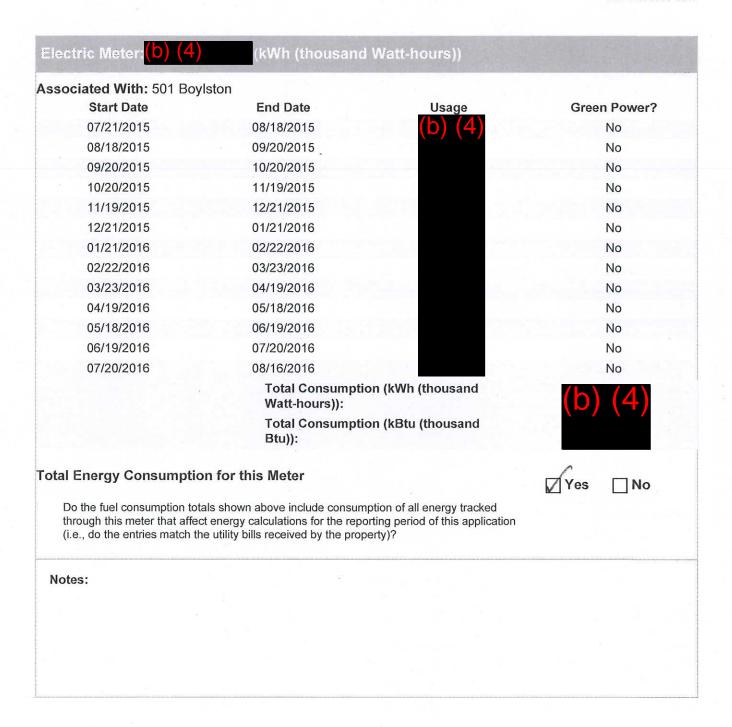
	s are associated with the p e additional tables in this ch			get the total energy use for the
leter Name	Fuel Type	Start Date	End Date	Associated With
(h) (4)	Natural Gas	01/31/2006	In Use	501 Boylston
$(\mathbf{D})$	Electric	12/14/2005	In Use	501 Boylston
	Electric	12/15/2005	In Use	501 Boylston
otal Energy Use				
	shown above account for t	he total energy use of this	property during the	

	above include all fuel <i>types</i> at th generator fuel oil have been exc		no additional fuel	s such as	
On-Site Solar and	l Wind Energy			Yes	□No
Are all on-site s must be reporte	solar and wind installations repo ed.	rted in this list (if pres	sent)? All on-site	systems	
Notes:					

ssociated With: 501 Boylsto	n	
Start Date	End Date	Usage
08/01/2015	08/31/2015	(h) $(1)$
09/01/2015	09/30/2015	(D)
10/01/2015	10/31/2015	
11/01/2015	11/30/2015	
12/01/2015	12/31/2015	
01/01/2016	01/31/2016	
02/01/2016	02/29/2016	1-
03/01/2016	03/31/2016	
04/01/2016	04/30/2016	
04/30/2016	05/31/2016	
05/31/2016	06/30/2016	
06/30/2016	07/31/2016	
07/31/2016	08/31/2016	=1
	Total Consumption (therms):	
	Total Consumption (kBtu (thousand Btu)):	
otal Energy Consumption fo	or this Meter	✓ Yes No
through this meter that affect en	hown above include consumption of all energy tracked ergy calculations for the reporting period of this application lity bills received by the property)?	

lotes:				

ectric Weter: (D)	(kWh (thousand )	Watt-hours))	
ssociated With: 501 Boy			
Start Date	End Date	Usage	Green Power?
07/21/2015	08/18/2015	(b) (4)	No
08/18/2015	09/20/2015		No
09/20/2015	10/20/2015		No
10/20/2015	11/19/2015		No
11/19/2015	12/21/2015		No
12/21/2015	01/21/2016		No
01/21/2016	02/22/2016		No
02/23/2016	03/22/2016	3	No
03/23/2016	04/19/2016		No
04/19/2016	05/18/2016		No
05/18/2016	06/19/2016		No
06/19/2016	07/20/2016		No
07/20/2016	08/16/2016		No
	Total Consumption Watt-hours)):	n (kWh (thousand	(b) (4)
	Total Consumption Btu)):	n (kBtu (thousand	
otal Energy Consumptio	Yes No		
through this meter that affe	tals shown above include consumpt ct energy calculations for the report ne utility bills received by the proper	ing period of this application	
Notes:	5	·	



## 4. Signature & Stamp of Verifying Licensed Professional

CHRISTOPHER DAVIDSON (Name) visited this site on 2736P20/6 (Date). Based on the conditions observed at the time of the visit to this property, I verify that the information contained within this application is accurate and in accordance with the Licensed Professional Guide.

Signature: Chindre Sols Date: 60CTZ016

Licensed Professional License: 50254 in MA

Christopher Davidson 6 Union Street Natick, MA 01760 508-647-9200 cdavidson@engsolutions.com



**NOTE:** When applying for the ENERGY STAR, the signature of the Verifying Professional must match the stamp.

Professional Engineer Stamp

#### 5. Signatory Agreement

I hereby nominate the above described property for award of the ENERGY STAR. I have provided a copy of the Licensed Professionals Guide to the ENERGY STAR for Commercial Buildings to our Licensed Professional (LP) for reference. As documented by the above checklist, this property meets the conditions necessary to qualify as ENERGY STAR. I am submitting this application within four months of the Year Ending Date (July 31, 2016) used to generate the application. I will assist EPA, if requested, in verifying any data included in this application. Furthermore, I agree to associate the ENERGY STAR logo only with this property and to adhere to the ENERGY STAR Identity Guidelines.

Signature (must be a direct employee of the building owner/manager):

Date: 10-7-16

Signatory Name: Nick Trocki

Property Owner: TIAA-CREF

The government estimates the average time needed to fill out this form is 6 hours (includes the time for entering energy data, Licensed Professional facility inspection, and notanzing the SEP) and wetcomes suggestions for reducing this level of effort. Send comments (referencing OMB control number) to the Director, Collection Strategies Division, U.S., EPA (2322T), 1200 Pennsylvania Ave. NW, Washington D.C. 20460